



OLD VALUES - NEW HORIZONS

## COMMUNITY DEVELOPMENT

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### **Conservation Commission Draft Minutes Thursday August 25, 2016 7:30pm @ Community Development Department**

#### **Attendance:**

**Chairwoman Lisa Ferissi-present  
Vice Chair James Finn-present  
Dave Curto, alternate-present  
Pam Skinner-present  
Wayne Morris-present  
Brian McFarland, alternate-present  
(All voting members this evening)**

The meeting was called to order at 7:30pm.

#### **Meeting Minutes – Review and Approve – August 11, 2016**

**A motion was made by Vice Chair Finn to approve the August 11<sup>th</sup>, 2016 meeting minutes as presented. Seconded by Mr. Morris. Vote 4-0-2. Motion passes. Chairwoman Ferissi and Ms. Skinner abstaining.**

**A motion was made by Mr. Morris to approve the site walk minutes. Seconded by Mr. McFarland. Vote 5-0-1. Motion passes. Ms. Ferissi abstained.**

Mr. Rex Norman addressed the Board. Mr. Norman stated he could obtain the value numbers of properties so that the Conservation Commission could look at the list and decide if they would like to acquire properties. He also discussed the “current use penalty tax”. Mr. Norman stated his hourly rate was \$120/hr. He thought it would take an hour or two to compile the data; he is aware of town budgets. Vice Chair Finn is interested in having Mr. Norman do the work. Mr. Morris mentioned “current use abatements” that he sees on the Board of Selectmen Agenda. He would like to have a discussion with Mr. Norman as a consultant to discuss these lots and how they become available. Mr. Norman mentioned the difference between “raw land” and “finished lots”. Mr. Norman stated that he is very familiar with these laws as well as the current use penalty tax.

Mr. Norman stated that he has started his own consulting business. He often works with municipalities, contractors, and developers. He is happy to put together a full proposal for the

Board. The Board does not think this is necessary. Mr. Morris volunteered to be the contact person to communicate with Mr. Norman.

Mr. Peter Zohdi addressed the Board. He reviewed several developments that he had worked on over the years. He mentioned both Ryan Farm Road and Castle Reach specifically. Mr. Zohdi explained that the essential piece was how the lot was recorded in use. If the plan does not get recorded, you cannot get a building permit. Mr. Morris would like to know how to avoid the abatements moving forward.

## **Discussion**

### **Campbell Farm Sub Committee**

Chairwoman Ferissi and Vice Chair Finn stated that they have not yet received information back from Historic Preservation. Mr. Morris has two proposals for the parking lot at Campbell Farm, one from Mr. Bob Devlin. Mr. Morris would like to get this taken care of as quickly as possible. The Conservation Commission would like to go out and reset the stakes to make sure the parking lot is not too large. The parking would be separate from the fencing

**A motion was made by Mr. Morris to approve Mr. Bob Devlin to do the site work on the parking lot not to exceed \$5,000. Seconded by Vice Chair Finn. Vote 6-0. Motion passes.**

The Board discussed the mowing at Campbell Farm. Ms. Ferissi stated that she might have another farmer/landscaping who is willing to do the mowing. Chairwoman Ferissi will follow up with the new potential candidate for mowing.

## **Planning Board, September 7<sup>th</sup>**

**Case #2015-26 lot 17-I-300 98 Range Rd “Chadwick Place” Major Final site plan/ Watershed/ WWPDP. Multi-family Residential (Senior Housing) Site/ Subdivision Plan**

Mr. Peter Zohdi addressed the Board. Ms. Skinner and Mr. Zohdi discussed if abutters should recuse themselves. Mr. Zohdi stated that neither he nor his client were interested in potential abutters recusing him or herself.

Mr. Zohdi discussed the wetland studies that have been done on the property, both by his own soil scientist and another that was hired by the town. Mr. Zohdi stated that there are two wells in WWPDP. There is a water line that encroaches on WWPDP. The road system will be porous pavement. There will be a retention area, a catch basin, and a level spreader. The water will go through a “clean up device”. He reviewed the cleanup device and the water flow for the Board.

He then discussed inspection monitoring for porous pavement. The association will need to comply with the porous pavement maintenance schedule, which Mr. Zohdi discussed.

Mr. Morris clarified that there was two bio-retention areas. Mr. Zohdi stated that one was designed to slow down the velocity of the water when it rains. Mr. Zohdi stated that his plans have submitted to Mr. Keach; they have been reviewed and corrected one and resubmitted. Mr. Morris asked about Unit 15; this lot is right up against the wetland. Mr. Zohdi discussed the elevation and a berm that would be set up to help mitigate any impact. Mr. Zohdi discussed the shrubbery that was being added as a buffer. Mr. Morris asked about if there was a WWPD impact area; Mr. Zohdi stated that he was staying at least 11 feet from any WWPD impact area.

Mr. Zohdi would like to state that all drainage and all covenants have been communicated to abutters' attorneys.

Also, there are no variances needed and the maximum grade is 3.8.

**Mr. Morris would like to see the road width to be narrower if possible for less impact, perhaps 20 feet in width.** The Board also discussed the use of fertilizers; the fertilizer use schedule is listed in the plan as well as the landscape plan. The Board also reviewed the plants listed on the landscape plan.

**Beyond the above comment, the Board has no issues at this time.**

#### **DES Permits & Correspondence**

**Shoreland Impact Permit** for 10 Rocky Ridge Road and 10 Gardner Road. Mr. Dubay stated that he will be coming back with a new permit for this project.

#### **Misc. Items**

Mr. Zohdi would like the Conservation Commission to join the Planning Board on a site walk of Mr. Logan's project. The date will be set at the Planning Board's August 31<sup>st</sup>, 2016 meeting. Mr. Zohdi, representing Mr. Logan, would like to clean the pond area in the front of the property.

Mr. Zohdi would also like to discuss the lay out of trails with the Trails Committee. Also, he would like to discuss the parking situation on Roulston Road at the end of the rail trail in that area.

Mr. McFarland stated that he has nearly finished revising the chapter for the Master Plan. He would like to know the final steps to submit the chapter to the Planning Board. The Board would like to add the review of this chapter to the agenda for the next meeting.

The Eagle Scout completed his project at Foster's Pond.

**A motion was made by Mr. Morris to adjourn Morris at 8:47pm. Seconded by Vice Chair Finn. Vote 6-0. Motion passes.**

**Respectfully submitted by Anitra Brodeur**

DRAFT